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# *South Carolina Industrial Data Gibson Site*

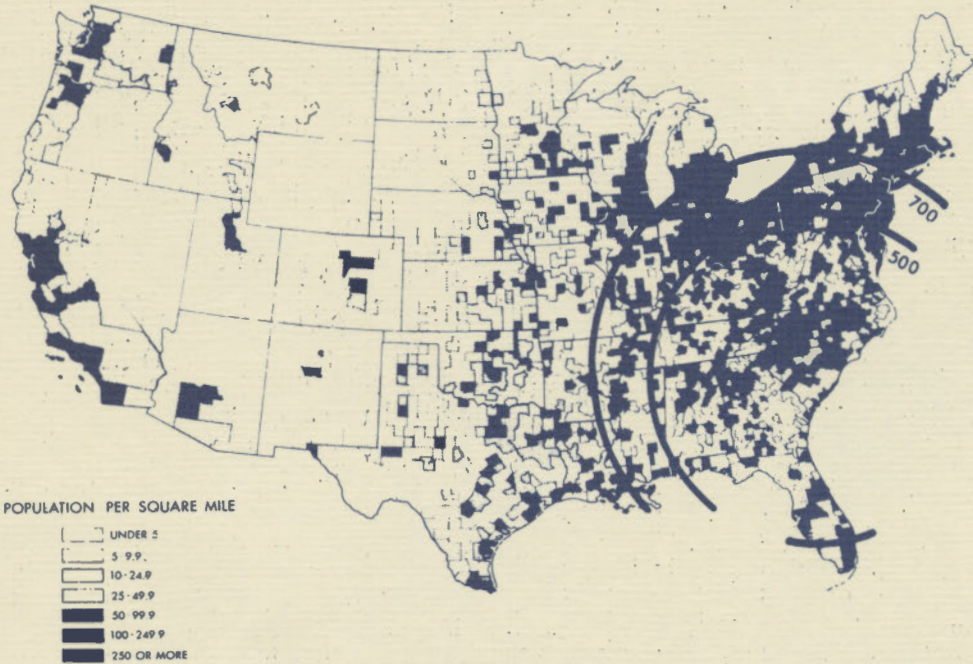


*State Development Board  
Box 927  
Columbia*

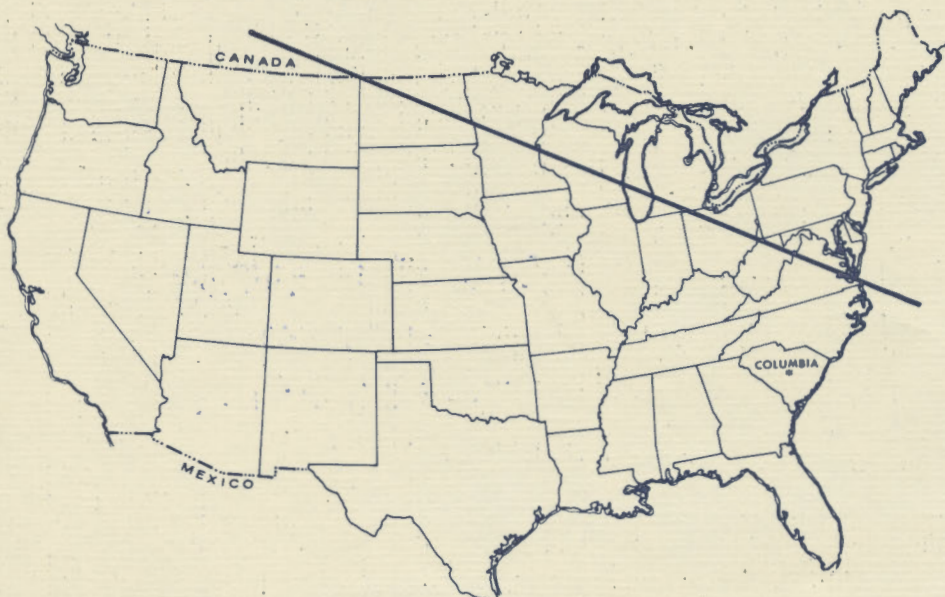


# South Carolina can serve the Nation

From Cover: Columbia, is due South of Cleveland, Ohio, and due East of Los Angeles



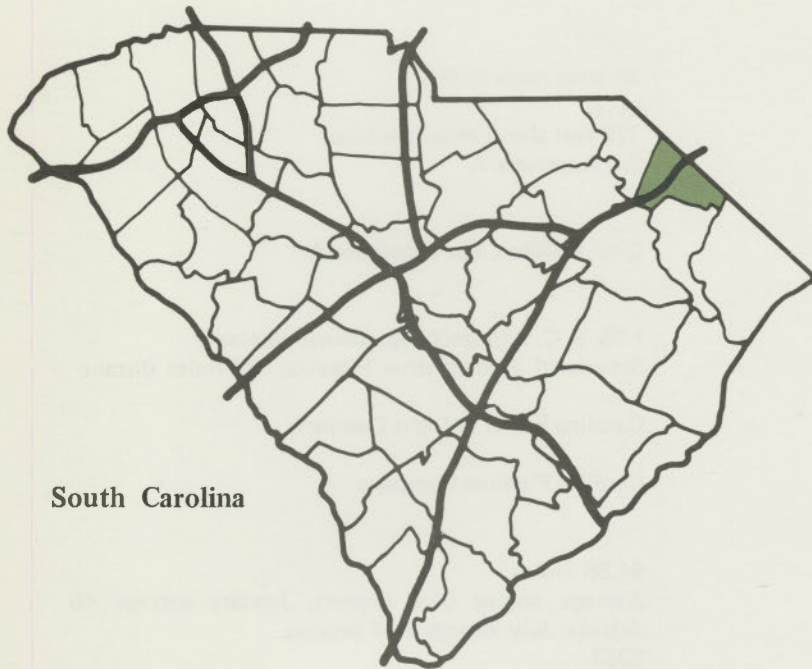
Columbia is within 500 miles of 53 million (27%) and 700 miles of 125 million (62%) of the nations population.



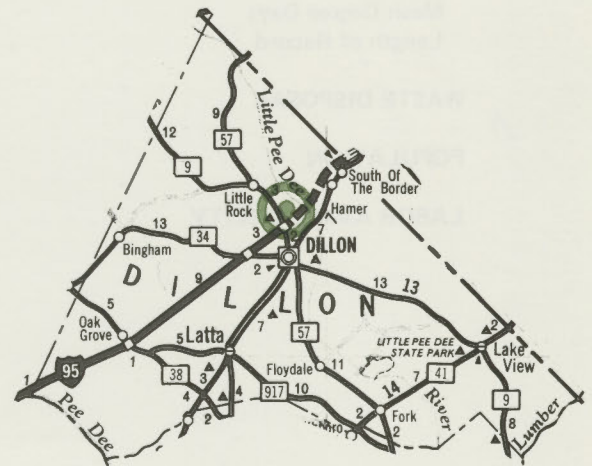
Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.



# Gibson Site



South Carolina



Dillon County



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**STATE DOCUMENTS**

Prepared by  
STATE DEVELOPMENT BOARD  
In Cooperation with  
COASTAL PLAINS REGIONAL COMMISSION

## BASIC INDUSTRIAL SITE DATA

### GIBSON SITE

#### LOCATION OF SITE

1 mile west of Dillon

#### SITE DESCRIPTION

Acreage

35 acres more or less

Topography

Level

Elevation

125 feet above mean sea level

Soil Bearing

See Appendix A

#### WATER SUPPLY

Source

City of Dillon. See Appendix A

#### TRANSPORTATION

Highway

I-95, S. C. 9 (interchange almost adjacent)

Air

Scheduled airlines serve Florence, 32 miles distant

#### ELECTRIC POWER

Carolina Power & Light Company

#### NATURAL GAS

Carolina Pipeline Company

#### CLIMATE (Florence)

Mean Precipitation

44.86 inches

Temperatures

Average annual 63.6 degrees, January average 46 degrees; July average 80.8 degrees.

Mean Degree Days

2387

Length of Record

36 years

#### WASTE DISPOSAL

City of Dillon

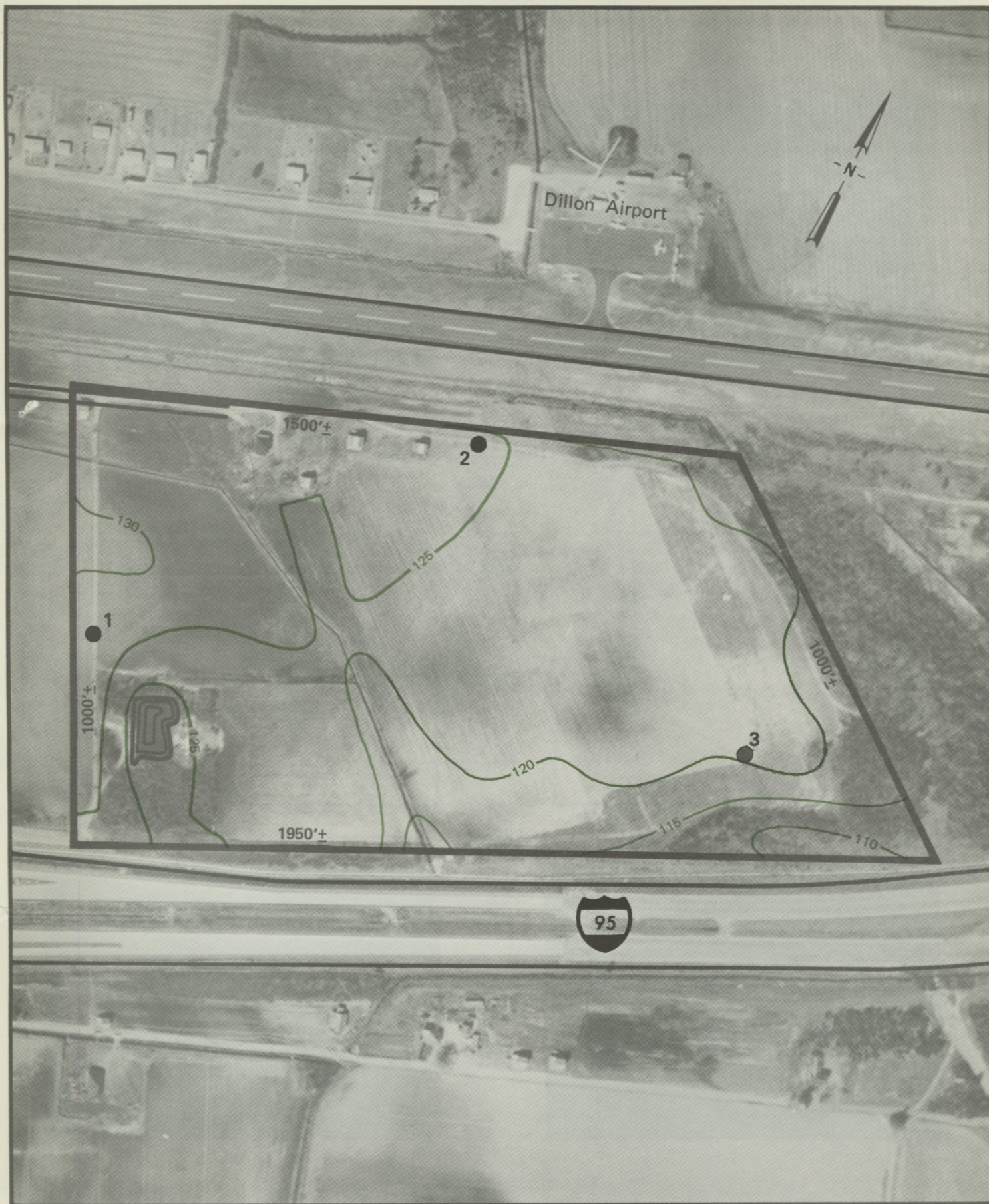
#### POPULATION

15 mile radius, 45,840; 30 mile radius, 198,085

#### LABOR AVAILABILITY

See Appendix B



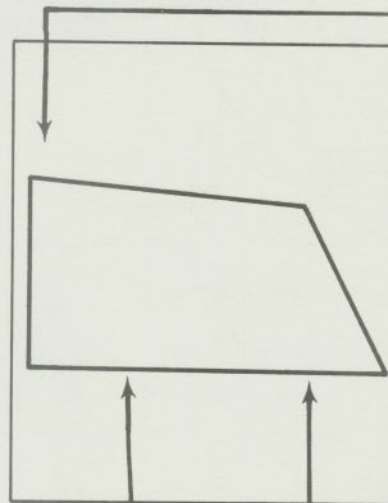


0 290  
Scale in Feet

## Gibson Site

115 Contours  
● Drill Holes





NOTE: Boundaries on photographs are approximate.

## DILLON CITY DATA

### LOCATION

Dillon, seat of Dillon County, is located in the northeastern section of the state on U. S. 301, 501 and S. C. 9, 34 and 57. The community is two miles from Interstate 95. New York is 607 miles from the community, Chicago is 860 miles and Atlanta is 325 miles.

### CLIMATE

The climate in the area is mild-temperate.

Mean annual temperature	64.0°
Mean maximum temperature	75.3°
Mean minimum temperature	52.6°
12-month average relative humidity	
Daily range:	
1:00 a.m.	82%
7:00 a.m.	84%
1:00 p.m.	51%
7:00 p.m.	67%
Mean annual precipitation	42.69 inches
Average length of growing season	241 days
Elevation	118 feet

### POPULATION

Dillon County has a population of 28,838 residents, with 5,991 persons living in Dillon. Over 45,840 persons live within a 15-mile radius of the community, and more than 198,085 live within a 30-mile radius.

### LABOR

The State Development Board will provide labor information.

### GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the six councilmen serve four-year staggered terms of office. The county is governed locally by a seven-member county commission. The commissioners are elected by township for two-year concurrent terms of office.

### FINANCIAL

Financial services are provided in the community by two banks and one savings and loan association. South Carolina National Bank and First-Citizens Bank and Trust Company have combined assets of \$741,599,727.95. The Federal Savings and Loan Association of Dillon has total published assets of \$7,212,450.12.

### TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Florence, 32 miles away. Interstate motor freight service is available from 23 authorized carriers, 11 of which have terminals at Florence.

Freight delivery times:

To	By Rail	By Truck
Atlanta	2 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	8 days	3 days
New York	4 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 32 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Dillon county Airport, two miles away, which has a paved and lighted 3,000-foot runway. Services available at the Dillon County Airport are rental, charter, air taxi, 80 and 100 octane fuel.

### FUELS

Natural gas is supplied in the community by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 5 and 450 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Four bulk stations in the community provide No. 1 and No. 2 fuel oil, with grades available from Charleston, 133 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 98 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.702 cents per gallon, with fuel cost negotiable for transport truck purchases.

### POWER

Electric power is supplied by Carolina Power and Light Company.

### TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate is uniform throughout the county and is \$9.60 per \$100 of assessed value. The municipal tax rate is \$9.20 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

### COMMUNICATIONS

The semi-weekly Dillon Herald is published in the city, and six dailies circulate in the area. Radio Station WDSC-AM-FM provides local broadcast media services. Television reception in the community is available from five stations, representing the three major networks and educational television. Cable television service is available in the city. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

### WATER AND SEWAGE

The community obtains its municipal water supply from four deep wells and seven shallow wells. The system is capable of supplying water at a maximum rate of 2,880,000 gallons per day, with a peak daily demand of 1,500,000 gallons. Treated water storage consists of 625,000 gallons in elevated tanks and 475,000 gallons in ground-level storage.

Analysis of water supplied in the community:

Total solids	84.00 ppm
Alkalinity	58.00 ppm
Hardness	11.00 ppm
Iron	0.71 ppm
Chloride	4.00 ppm
pH	7.3



Monthly water rates within the corporate limits for customers with sewer:

First 2,500 gallons	\$1.95 (minimum bill)
Next 22,500 gallons	.65 per 1,000
Next 25,000 gallons	.52 per 1,000
Next 50,000 gallons	.39 per 1,000
Over 100,000 gallons	.26 per 1,000

Monthly water rates outside the city are double the in-city rates. Industrial water rates are negotiated by the municipal government.

Dillon utilizes a digester type treatment plant and a plant with septic tanks and chlorine troughs to dispose of the community's wastewater. The system has a daily capacity of 1,000,000 gallons of wastewater, and operates at 30 percent of capacity.

Industrial sewer rates are negotiated by the municipal government.

## POLICE AND FIRE

The community's police department employs 12 full-time police officers, and operates three radio-equipped police cars. State and county law enforcement personnel provide assistance when needed. The community's fire department has two full-time and 22 volunteer firemen. The fire department maintains three pumper trucks. The county fire department also has a fire station in the city. The department utilizes a combination telephone-siren alarm system, and the community has a Class Seven insurance rating.

## EDUCATION

Dillon County has 17 public schools with 5,596 elementary school students and 3,386 high school students. The county has 219 elementary school teachers and 135 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 2, which includes Dillon, was \$377.03. Private schooling is available for grades one through 12 at Avalon Academy, seven miles from Dillon. Higher education facilities for the area are provided by the Florence-Darlington Technical Education Center and Francis Marion College; both located at Florence, 32 miles away. St. Andrews College and Pembroke State University are within 25 miles of the city.

## INDUSTRY

The average monthly manufacturing employment in Dillon County exceeds 2,429. The total manufacturing payroll in the county exceeds \$11.6 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Beaunit Textile, Inc.	Yarn	138
Burlington Industries	Ladies' hosiery	400
Selma Hosiery Company		
Dillon Manufacturing Company	Robes and dresses	300
Duplan Corporation	Textured yarn	200
Mohasco Industries	Needle tufted carpets and rugs	750
Dixiana Mill		

## MEDICAL SERVICES

Medical services for the community are provided by the 70-bed St. Eugene Hospital located in the city. The new hospital is a single-level, fully air-conditioned facility with modern medical equipment and patient services. The community has 10 privately-practicing medical doctors and three privately-practicing dentists.

## HOTELS AND MOTELS

The community has 10 motels with a total of over 400 overnight accommodations. Other motel accommodations are available in the county.

## RECREATION

Recreation facilities in the community consist of several city parks, playgrounds, a swimming pool, tennis courts, two movie theatres and several athletic fields. The Dillon County Country Club has an 18-hole golf course, a pool, tennis courts and a clubhouse. Numerous public and private ponds and the Little Pee Dee River provide fishing areas, and wild game and fowl abound in the county's woodlands. Little Pee Dee State Park, 10 miles away, provides areas for fishing, camping, swimming and picnicking. Dillon is within an hour's drive of several coastal resort communities.

## CHURCHES

Dillon has 23 Protestant churches. A Catholic church and a Jewish house of worship are located in the city.

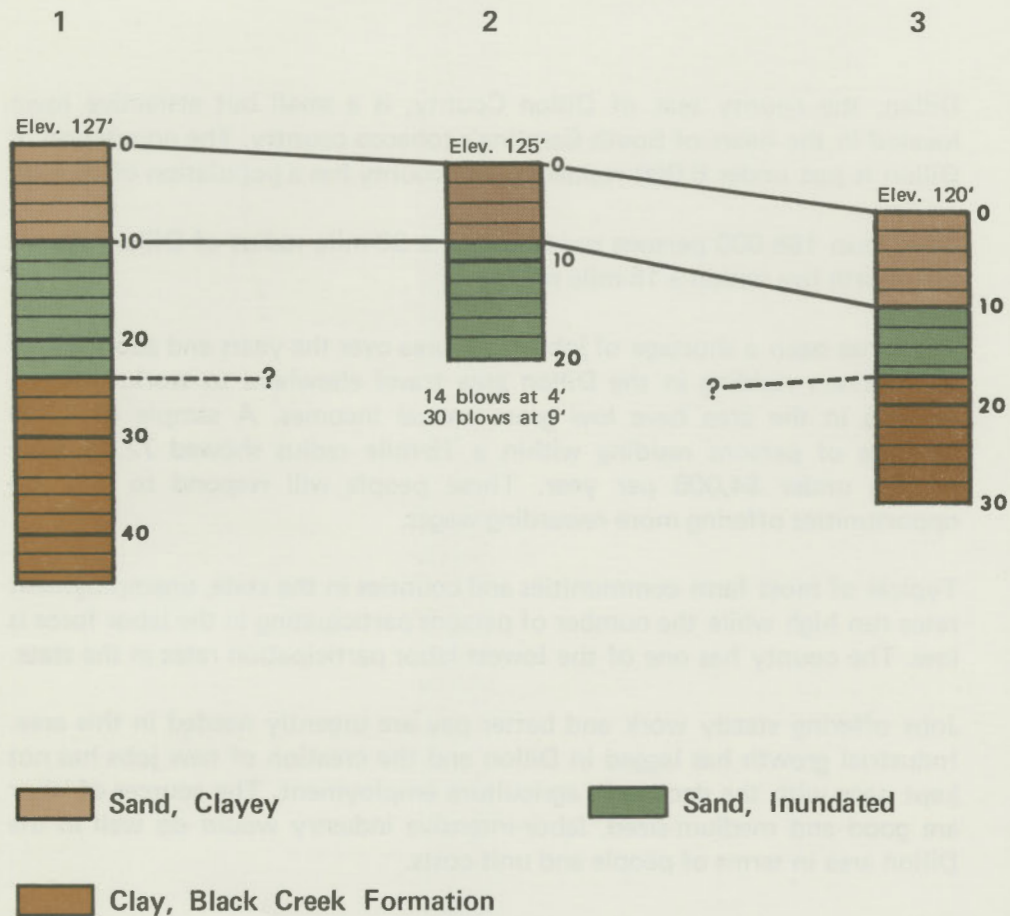
## SITE DATA

Numerous industrial sites are available in the Dillon area of Dillon County. A 75-acre rail site is located one mile west of the city off S. C. 9, and has all utilities available. A 33-acre rail site with all utilities is located one-fourth mile northwest of the city off S. C. 9. A 200-acre rail site is located two miles south of the city off U. S. 301. The site has all utilities except sewer. A 60-acre non-rail site is located off S. C. 9, one mile west of the city, and an 83-acre non-rail site joins the city limits in the same area. Both sites have all utilities. Other sites are available. Sites consist of generally level terrain, which is well-drained. Most of the sites have easy access to Interstate 95. Detailed site information on available sites is available upon request.



## GEOLOGIC CONDITIONS

## Gibson Site



This site is underlain by the clayey sands of the Dovesville Formation. Below the loose, surficial material and above the water table the bearing strength of this unit should fall within the range of 4000-6000 pounds per square feet (psf).

The stiff, black clay of the Black Creek Formation underlies the site at a depth of 20-30 feet.

The water table was encountered at an average depth of 10 feet.

NOTE: The above drilling logs were obtained by auger boring and are indicative of the material present at the particular spot where the borings were made. The soil bearing ranges are based upon standard penetration tests performed at the depths mentioned above. This information is intended to be used as guidance in site selection and plant location; close-spaced drilling should be performed before the site is utilized.



## LABOR INFORMATION DILLON, S.C. AREA

Dillon, the county seat of Dillon County, is a small but attractive town located in the heart of South Carolina's tobacco country. The population of Dillon is just under 6,000 residents. The county has a population of 28,838.

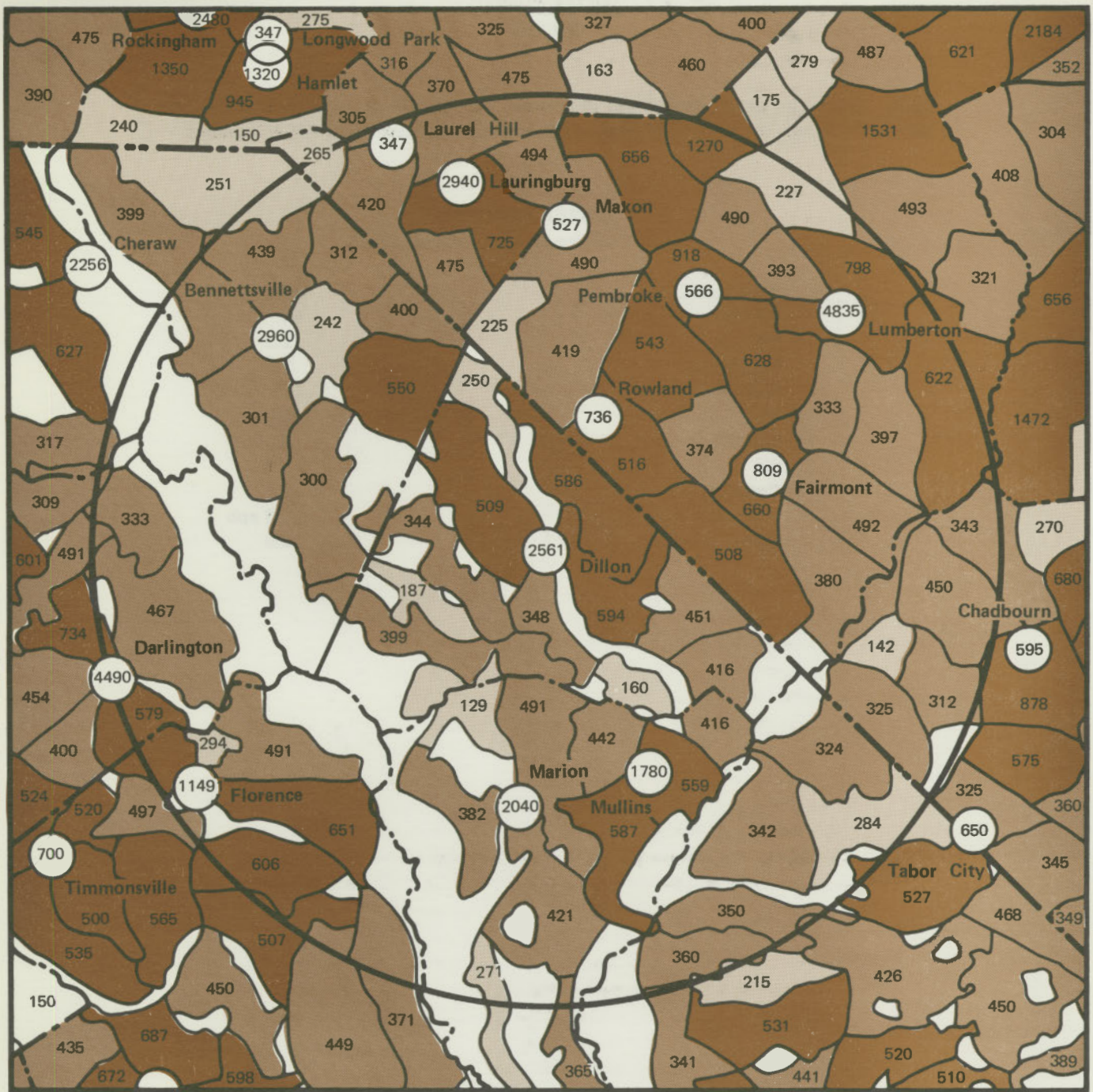
More than 198,000 persons reside within a 30-mile radius of Dillon. About one-fourth live within a 15-mile radius.

There has been a shortage of jobs in the area over the years and about 6% of the workers residing in the Dillon area travel elsewhere to work. Workers residing in the area have low gross annual incomes. A sample of 7,340 earnings of persons residing within a 15-mile radius showed 72.9% were earning under \$4,000 per year. These people will respond to new job opportunities offering more rewarding wages.

Typical of most farm communities and counties in the state, unemployment rates run high while the number of persons participating in the labor force is low. The county has one of the lowest labor participation rates in the state.

Jobs offering steady work and better pay are urgently needed in this area. Industrial growth has lagged in Dillon and the creation of new jobs has not kept pace with the decline in agriculture employment. The sources of labor are good and medium-sized, labor-intensive industry would do well in the Dillon area in terms of people and unit costs.





## POPULATION DENSITY

30 MILE RADIUS

DILLON



0 - 299 Families



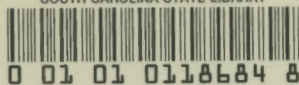
300 - 499 Families



500 - Over Families

County Range Per Family 3.2 to 4.1



**WATER SUPPLY  
DILLON**

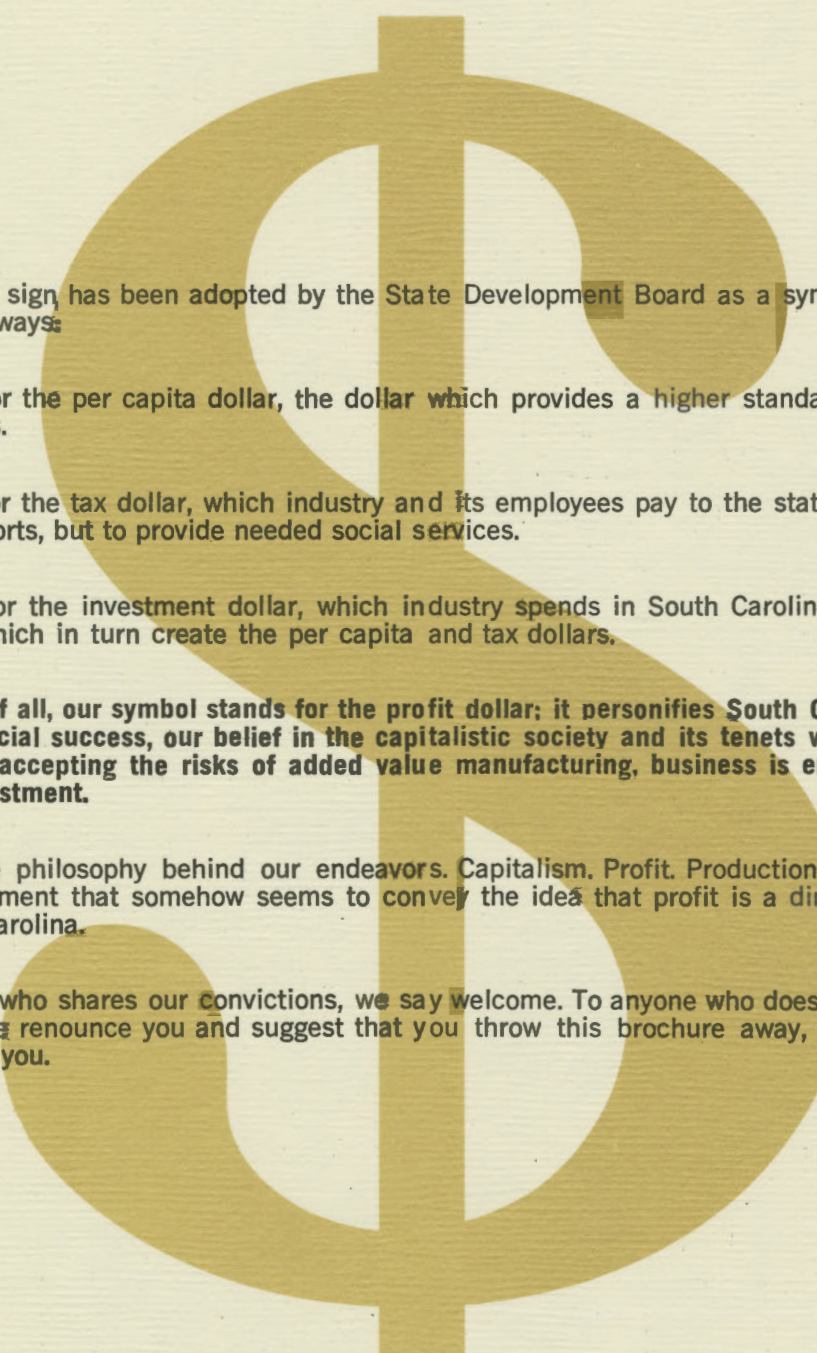
Dillon obtains its water supply from deep wells. Maximum daily capacity is 2.9 million gallons. Peak daily use is 1.5 million gallons. Elevated storage capacity is 625,000 gallons.

**WATER ANALYSIS**

(Parts per million except pH unless noted)

Total solids	162
Alkalinity	68
Calcium	0.9
Magnesium	1.3
Hardness	5
Iron	0.9
Chloride	6
pH	7.9
Copper	0.1
Mercury	0.0 ppb
Zinc	0.0





The gold dollar sign has been adopted by the State Development Board as a symbol which can be interpreted in many ways:

It stands for the per capita dollar, the dollar which provides a higher standard of living for South Carolinians.

It stands for the tax dollar, which industry and its employees pay to the state not only to perpetuate our efforts, but to provide needed social services.

It stands for the investment dollar, which industry spends in South Carolina to create job opportunities, which in turn create the per capita and tax dollars.

**But most of all, our symbol stands for the profit dollar; it personifies South Carolina's commitment to commercial success, our belief in the capitalistic society and its tenets which proclaim that in return for accepting the risks of added value manufacturing, business is entitled to a fair return on its investment.**

This is the philosophy behind our endeavors. Capitalism. Profit. Production. To anyone trapped in an environment that somehow seems to convey the idea that profit is a dirty word, we say come to South Carolina.

To anyone who shares our convictions, we say welcome. To anyone who does not share similar convictions, we renounce you and suggest that you throw this brochure away, for we will be of no interest to you.